

CITY OF ROCKWALL

ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 1.504-ACRE TRACT OF LAND DESCRIBED AS TRACT 8-3 OF THE J. D. McFARLAND SURVEY, ABSTRACT NO. 145, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Scott Huizenga of Campers 4 Rent, LLC, on behalf of the owner, Robert S. Randall, Jr., for an amendment to the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall to adopt a change in zoning from an Agricultural (Ag) District to the a Heavy Commercial (HC) District for a 1.504-acre tract of land described as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, Rockwall, Rockwall County, Texas, and more specifically described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from an Agricultural (Ag) District to a Heavy Commercial (HC) District for the *Subject Property*; and

**Section 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in *Section 4.7, "Heavy Commercial (HC) District", Article V, "District Development Standards", of the Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

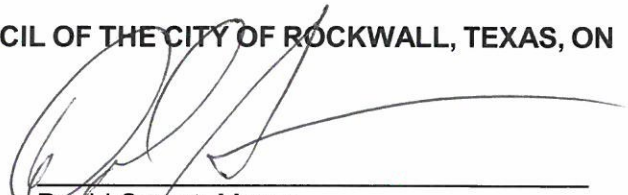
**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

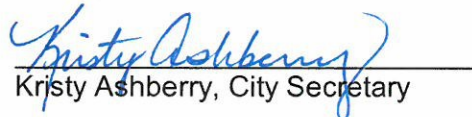
**Section 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

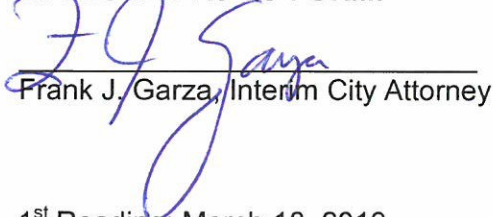
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1<sup>ST</sup> DAY OF APRIL, 2013.**

  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, Interim City Attorney



1<sup>st</sup> Reading: March 18, 2013

2<sup>nd</sup> Reading: April 1, 2013

**Exhibit 'A':**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the J.D. McFARLAND SURVEY, ABSTRACT NO. 145, City of Rockwall, Rockwall County, Texas, and being all of that called 1.50 acres tract of land as described in a Warranty deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, page 105 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete nail found in concrete drive approach in the Northwest margin of Sids Road at the South corner of the above cited tract of land;

THENCE N. 44 deg. 58 min. 55 sec. W. a distance of 460.74 feet to a 1/2" iron rod found for corner under a wire fence at the West corner of the above cited tract of land, said point being in the Southeast boundary line of a 94.126 acres tract of land as described in a Special Warranty deed from Resolution Trust Corporation to PRS Realty II, LP., dated November 23, 1994 and being recorded in Volume 961, page 55 of the Real Property Records of Rockwall County, Texas;

THENCE N. 24 deg. 30 min. 03 sec. E. along said wire fence and the Southeast line of said 94.126 acres tract and the Northwest line of said 1.50 acres tract a distance of 143.88 feet to a 1/2" iron rod found for corner at the North corner of said 1.50 acres tract;

THENCE S. 45 deg. 00 min. 00 sec. E. (Controlling bearing line) along the Northeast line of said 1.50 acres tract a distance of 510.90 feet to a concrete nail found for corner at its East corner, said point being in the Northwest margin of Sids Road;

THENCE S. 44 deg. 54 min. 03 sec. W. along the Northwest margin of Sids Road a distance of 134.92 feet to the POINT OF BEGINNING and containing 65,508.88 square feet or 1.504 acres of land.

**Exhibit 'B':  
Zoning Exhibit**

